



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: JUNE 6, 2017

DEPARTMENT: LIBRARY AND COMMUNITY SERVICES (LCS)

FROM: CARY ANN SIEGFRIED, LCS DIRECTOR

TITLE: EL GABILAN EXPANSION UPDATE

RECOMMENDED MOTION:

No motion is required at this time.

RECOMMENDATION:

Staff recommends that Council receive and accept the report.

EXECUTIVE SUMMARY:

Anderson Brulé Architects, Inc. continues to execute the scope of work specified in their contract for El Gabilan Branch Library improvements. To date, they have completed the needs assessment and program development and will be updating Council regarding the results of these tasks.

BACKGROUND:

On September 13, 2016, City Council approved a resolution authorizing the City Manager and City Attorney to enter into an agreement for professional services with Anderson Brulé Architects, Inc. in an amount not to exceed \$396,212 to plan for improvements to the El Gabilan Branch Library.

DISCUSSION:

The following tasks were determined to be part of this initial phase of work leading to the replacement of the current El Gabilan Branch Library:

- Engage the community to develop a shared vision for the El Gabilan Branch Library.
- Determine the space needs to fulfill the shared vision and meet funding goals.
- Prepare a comprehensive and complete program addressing the services and functions performed by the library.
- Building on the work already completed in concert with the allUS Credit Union construction project, complete the site assessment work necessary for the planned

expansion of the current building or construction of a new building.

- Develop preliminary design drawings and architectural renderings focusing on site plan, building plans fitted to the proposed site, furnishing plans, exterior elevations, and preliminary building systems.
- Provide a total project cost estimate that includes all hard and soft costs related to the design and the construction of the new library including, but not limited to, furniture and equipment, project management, fees and contingencies. Provide a complete proposed project schedule including realistic deadlines for future design development and construction phases.

To date, Anderson Brulé Architects, Inc has completed the needs assessment and program development, as well as initial site assessment work and the attached presentation describes and summarizes this work. In addition, they have provided a cost model that projects a likely range of costs for the building size resulting from the needs assessment. It should be noted that this cost model does not constitute a cost estimate since there is still much information that is undetermined. Both the presentation and cost model explanation are attached to this report.

CEQA CONSIDERATION:

Pre-development work is not by itself a “Project.” The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project.

Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

STRATEGIC PLAN INITIATIVE:

Expanding the El Gabilan Branch Library is a FY 2016-17 Key Strategy in support of the City Council Strategic Plan Goal V: Quality of Life.

FISCAL AND SUSTAINABILITY IMPACT:

Anderson Brulé Architects, Inc. and City of Salinas staff are currently working on a funding plan to ensure that community needs can be met in the most cost-efficient manner possible. Due to rising construction costs, adjustments to the current building program resulting from the needs assessment may be necessary.

ATTACHMENTS:

Anderson Brulé Architects, Inc Presentation

Anderson Brulé Architects, Inc Cost Model Explanation